



HAMILTON LODGE NO. 1651

BENEVOLENT AND PROTECTIVE ORDER OF ELKS

203 State Street
Hamilton, MT 59840
Phone: 406-363-3031

*talk about
on 11th*

RECEIVED

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Ravalli County Commissioners

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July 3, 2007

Ravalli County Commissioners
Attn: Jim Rokosch
215 S. 4th Street
Hamilton, MT 59840

Dear Commissioners:

Hamilton Elks Lodge No. 1651 would like to tell you about space we have available for Ravalli County's 911 Center.

The space is located in the east 2,000 square feet of our building located at 203 State Street. This space is available September 1st at the latest and it could be sooner depending on when the current tenant vacates.

The space fronts both 2nd and State streets. There are windows facing east as well as north and south which would provide sufficient light. And the space is located in a convenient location to the Sheriff's office.

In addition to monthly rental payments, we would bill the County on a monthly basis for electricity consumed based on a separate meter installed for the leased premises. The Elks Lodge would bill the County for two-sevenths (2/7) of the water/sewer charges assessed by the City of Hamilton and two-sevenths (2/7) for natural gas for the entire building. We would expect the County to separately contract for trash removal services and a separate outside trash container.

The space is currently not air-conditioned; however, we are presently in the process of obtaining estimates for installation of air-conditioning. The Elks would consider making structural changes to accommodate some of your needs which would, in turn, save the County significant remodeling costs at the current 911 Center.

Hamilton Elks would be obligated to maintain the exterior of the building and the major mechanical functions (plumbing, electrical and heating/air conditioning systems).

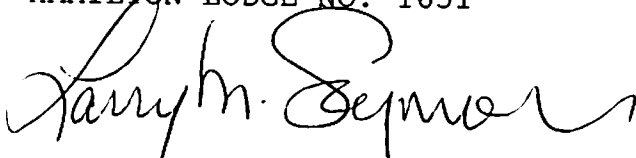
The County would be responsible for ice and snow removal from the east sidewalk, the east 50 feet of the north sidewalk and the designated parking spaces. In addition, the County would be responsible for repair and replacement of all damaged or broken glass in the walls and door of the leased premises.

We would require liability insurance covering the premises in the amount of not less than \$1,000,000 for damage to persons or property.

If you would like additional information about our available space, please contact me at 642-3656.

Sincerely,

HAMILTON LODGE NO. 1651

A handwritten signature in cursive script, reading "Larry M. Seymour".

Larry Seymour
Head Trustee

cc: Joanna Hamilton
Director, 911 Center